

Prepared By and

Return To: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

JUL 14 11 26 AM '95

K. M. HEARN, ET UX,

Grantors

TO

SIDNEY E. KEFFER, ET UX,

Grantees

BK 288 PG 55
W.F. DAVIS CH. CLK.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, K. M. HEARN and wife, NANCY C. HEARN, do hereby grant, bargain, sell, convey, and warrant to SIDNEY E. KEFFER and wife, SARAH J. KEFFER, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 267, Section C, Twin Lake Subdivision, in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 8, Pages 41-43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 8, Pages 41-43, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1995, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1995.

Taxes for the year 1995 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Taxes for 1995 and all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

Possession of the above described property shall be

delivered to Grantees upon delivery of this Deed.

Witness our signatures, this the 14th day of July, 1995.

K. M. Hearn
K. M. HEARN

Nancy C. Hearn
NANCY C. HEARN

Mr. and Mrs. K. M. Hearn
7488 Hickory Estates Dr.
Walls, MS. 38680
Home: (601) 781-0004
Work: (901) 224-8221

Mr. and Mrs. S. E. Keffer
5801 Choctaw
Walls, MS. 38680
Home: (601) 781-3506
Work: (901) 396-6100

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named K. M. HEARN and wife, NANCY C. HEARN, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 14th day of July, 1995.

William Z. Hega
NOTARY PUBLIC



MY COMMISSION EXPIRES:
September 23, 1996